

Item: _____ RESO 08-295
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

ISSUE:

A resolution authorizing the execution and recording of a delay agreement between West Valley City and Cyprus Credit Union.

SYNOPSIS:

This agreement allows for them to delay the required setbacks of a monument sign for property at 2769 South 5600 West.

BACKGROUND:

Cyprus Credit Union would like to market their business using a monument sign. Due to the future right of way street width for 5600 West, the setbacks that are required for this new monument sign are twenty five feet from the existing property line or inside of sidewalk. This twenty five foot setback required for the monument sign makes it difficult if not impossible to place the sign in a practical location. Staff recommends approving this delay agreement for the following reasons:

1. The required setbacks would place the monument sign in the middle of the existing parking lot which would be difficult to see from 5600 West.
2. The ordinance (11-5-103-1) allows a ten-foot setback from the public right of way for a monument sign that is ten feet in height. The proposed sign is setback ten feet from the current public right of way, which would be moved to the appropriate future setbacks when 5600 West is widened.

Therefore, staff is recommending that the monument sign setbacks required for the future right of way on 5600 West be delayed until the street is widened its full width.

RECOMMENDATION:

Approval of the resolution authorizing the execution and recording of a delay agreement between West Valley City and Cyprus Credit Union.

SUBMITTED BY:

Hannah Thiel, Planner I